

ORDINANCE NO. \_\_\_\_\_

1 AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE  
2 PROPERTY LOCATED AT 6300-6302 U.S. HIGHWAY 290 WEST IN THE EAST  
3 OAK HILL NEIGHBORHOOD PLAN AREA FROM GENERAL COMMERCIAL  
4 SERVICES-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (CS-CO-NP)  
5 COMBINING DISTRICT TO GENERAL COMMERCIAL SERVICES-  
6 CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (CS-CO-NP) COMBINING  
7 DISTRICT.

8  
9 BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

10  
11 **PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to  
12 change the base district from general commercial services-conditional overlay-  
13 neighborhood plan (CS-CO-NP) combining district to general commercial services-  
14 conditional overlay-neighborhood plan (CS-CO-NP) combining district on the property  
15 described in Zoning Case No. C14-2008-0152, on file at the Neighborhood Planning and  
16 Zoning Department, as follows:

17  
18 Lots 10A and 11A, Block 1, Town of Oak Hill Amended Subdivision, a subdivision  
19 in the City of Austin, Travis County, Texas, according to the map or plat of record  
20 in Plat Book 90, Page 61, of the Plat Records of Travis County, Texas (the  
21 "Property"),

22  
23 locally known as 6300-6302 U.S. Highway 290 West, in the City of Austin, Travis County,  
24 Texas, and generally identified in the map attached as Exhibit "A".

25  
26 **PART 2.** Except as specifically provided in Part 3 and Part 4, the Property may be  
27 developed and used in accordance with the regulations established for the general  
28 commercial services (CS) base district, and other applicable requirements of the City Code.

29  
30 **PART 3.** The Property within the boundaries of the conditional overlay combining district  
31 established by this ordinance is subject to the following conditions:

- 32  
33 A. At the time of submittal of any site plan on the Property, a traffic impact  
34 analysis ("TIA") is required if the proposed development or uses on the  
35 Property, considered cumulatively with all existing or previously authorized  
36 development and uses, generates traffic that exceeds 2,000 trips per day.  
37

1 B. The following uses of the Property are prohibited uses:

2  
3 Automotive rentals Automotive sales  
4 Automotive washing (of any type) Equipment repair services  
5 Equipment sales Campground  
6 Commercial off-street parking Construction sales and services  
7 Exterminating services Off-site accessory parking  
8 Service station Hotel-motel  
9 Kennels Transitional housing  
10 Guidance services Group home, Class I (general)  
11 Group home, Class II  
12  
13

14 **PART 4.** The Property is subject to Ordinance No. 20081211-098 that established the East  
15 Oak Hill neighborhood plan combining district.  
16

17 **PART 5.** This ordinance takes effect on \_\_\_\_\_, 2009.  
18  
19

20 **PASSED AND APPROVED**

21  
22 §  
23 §  
24 \_\_\_\_\_, 2009 § \_\_\_\_\_  
25 Will Wynn  
26 Mayor  
27

28  
29 **APPROVED:** \_\_\_\_\_ **ATTEST:** \_\_\_\_\_  
30 David Allan Smith Shirley A. Gentry  
31 City Attorney City Clerk